



# *Memorandum*

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**TO:** PLANNING COMMISSION

**FROM:** Stephen Haase, AICP

**SUBJECT:** SEE BELOW

**DATE:** November 7, 2002

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**COUNCIL DISTRICT:** 6

## **SUPPLEMENTAL MEMO**

**SUBJECT: ORDER TO SHOW CAUSE FOR SPECIAL USE PERMIT SP96-03-011 AND CONDITIONAL USE PERMIT CP00-03-008 LOCATED AT THE SOUTHEASTERN CORNER OF ALMADEN ROAD AND CANOAS GARDEN AVENUE.**

### **BACKGROUND**

On September 4, 2002, the Director of Planning issued a notice of Non-Compliance requiring that an unpermitted office trailer and shed be removed by September 13, 2002. When site inspection showed the trailers were still present on the site on September 13<sup>th</sup>, the Director of Planning issued the Order to Show Cause.

This item was originally set for the October 23, 2002 Planning Commission hearing and was deferred to the November 13, 2002 hearing date. Staff received correspondence from the South Bay AFL-CIO Labor Council dated October 18, 2002 stating the modular units and additional equipment would be removed by 5:00 PM on November 6, 2002.

As of the morning of November 7, 2002, staff visited the site and confirmed that the unpermitted shed and trailer were still on site, and that, in addition, a large pile of debris was also located adjacent to the trailers.

## RECOMMENDATION

Based on the staff site inspection, and the issues discussed above and in the memorandum to Planning Commission dated October 17, 2002, staff recommends revocation and reissue of the subject Special Use and Conditional Use permits with the following additional conditions:

**Removal of Trailer and Shed.** The property owners shall remove the unpermitted trailer and shed within 24 hours of approval of this permit.

**Permits Required.** No building, structure, trailer or other improvement, either temporary or permanent, shall be placed on the subject property except in conformance with the requirements of Title 20 of the San Jose Municipal Code, the San Jose Building Code and all other applicable City regulations. The Director of Planning shall order the immediate removal of any temporary structure placed on the site in violation of this permit.

STEPHEN HAASE, AICP, Director  
Planning, Building and Code Enforcement

c: Terry Tanner, IBEW Local 332, 2125 Canoas Garden Road, San Jose, CA 95125  
John Neece, Labor Temple Association of Santa Clara County, 2102 Almaden Road, San Jose, CA 95125

